

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐ no ☒

Property Name: North Woodside Subdivision Inventory Number: M: 36-45
Address: Portions of 2nd, 3rd, Louis & Luzerne Avenues, Glenridge & Glen Ross Roads, Lanier Drive, and Warren Street Historic district: X yes ☐ no
City: Silver Spring Zip Code: 20910 County: Montgomery
USGS Quadrangle(s): Kensington
Property Owner: multiple Tax Account ID Number: multiple
Tax Map Parcel Number(s): multiple Tax Map Number: multiple
Project: Purple Line Transit Study Agency: Maryland Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Sarah Traum and Courtney Clark Date Prepared: 1/31/2012

Documentation is presented in: Maryland Historical Trust, Determination of Eligibility Form: North Woodside Subdivision, Section 3, by Margaret Slater, September 4, 2002.

Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no

Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The North Woodside Subdivision is located in suburban Silver Spring. It is bounded by Second Avenue on the east, Glen Ross Road on the south, the Georgetown Branch Trail (formerly the Georgetown Branch of the B&O Railroad) on the west and Luzerne Avenue on the north. Louise Avenue, Warren Street and Glenridge Road are all interior streets of this subdivision. The houses within this subdivision date from the 1920s through 1960s and are all of modest scale although varying in materials and style. They share similarly sized lots and uniform setbacks with grassy front lawns.

The properties included within this subdivision include:

9202, 9204 2nd Avenue
9008, 9010-9015 3rd Avenue
9110, 9112-9113, 9115-9120 Glenridge Road
2000-2001, 2004-2028, 2030, 2032, 2034 Glen Ross Road

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

Jim Salunke
Reviewer, Office of Preservation Services

Bluntz
Reviewer, National Register Program

4/2/12

Date

4

Date

2102, 2104-2108, 2110, 2112, 2114 Lanier Drive
 9000-9001, 9003-9004, 9007, 9100-9111, 9113, 9115 Louis Avenue
 2001, 2003, 2005-2019, 2021-2029 (odd addresses only), 2030, 2102, 2104, 2106, 2201, 2203-2219, 2221-2233 (odd addresses only) Luzerne Avenue
 9100-9110, 9112 Warren Street

This subdivision was developed in several sections, beginning with the eastern portion, including portions of Glen Ross, Luzerne, and Glenridge Road, which were subdivided in 1925 (Plat 86) (Montgomery County Land Survey, Subdivision, and Condominium Plats). Joseph Clagett and Julius Stadler developed this portion of North Woodside (Sections 1 and 2). An advertisement in the Washington Post for a home on Glen Ross Road boasts that the home is a "delightful Dutch Colonial home of eight light, airy rooms and modern bath." Amenities for this \$11,950 home include four bedrooms, a servant's room in the basement, a cedar closet, vapor heat, and a large garage with concrete driveway (Washington Post 1929). Another advertisement claims the subdivision is a "suburban environment with the city's convenience." Potential buyers were assured that their investment would be a good one as "the development is a private one and will not be open for promiscuous building" (Washington Post 1926). The houses in this section do not follow uniform floor plans or details. They are a mixture of Craftsman and Colonial Revival-styles and of brick or frame construction. Most of the houses have at least minor alterations to their original design, including changes to exterior materials, porch details, and fenestration patterns. Several have additions to the side or rear elevations, while a few have added a second story to the original one-and-one-half-story dwellings.

The lots along Louis Avenue and the east side of Warren Street were platted in 1937 as Section 3 (Plat 872) (Montgomery County Land Survey, Subdivision, and Condominium Plats). This section was built and developed by Louis Schneider. A 1938 article describing these homes emphasizes their convenience to stores, schools, and transport, while also emphasizing the sturdy, maintenance-free materials used in the houses (Washington Post 1938). These houses were originally one-and-one half story, brick minimal traditional houses of varying floor plans. Most of these houses have altered their original design through changes in exterior materials, porch details, or fenestration patterns. Many of the houses have additions to the side and rear elevations, modern second stories, and/or enclosed porches.

The remainder of Section 3 of North Woodside was laid out in several phases. The west side of Warren Street was laid out in 1940 (Plat 1285) (Montgomery County Land Survey, Subdivision, and Condominium Plats). Houses in this section are two-story, minimal traditional houses. These share a uniform floor plan and vary in roof orientation and decorative details. Many of these houses have enclosed the original side porches and replaced the original windows.

The remaining properties within Section 3 of North Woodside Subdivision, along the western portion of Luzerne Avenue and the southwestern part of Louis Avenue, were platted in 1950 and 1962 (Plats 2591 and 5824) (Montgomery County Land Survey, Subdivision, and Condominium Plats). The houses on these lots are all variations of a similar floor plan. These frame houses have rectangular, one-and-one-half-story forms. The roof lines are either side-gabled, split side-gabled, or asymmetrically cross-gabled. The houses are modest contemporary houses with few decorative details. An advertisement for this section by its builder, the Donley Construction Co., describes the houses as having a fireplace, floor to ceiling picture window, Youngstown steel kitchen cabinets, a Bendix washer, two bedrooms with built-in wardrobes, and an unfinished second floor that could be expanded into two additional bedrooms (Washington Post 1951). Most of these houses have been altered, either with changes to the siding, fenestration pattern, or additions.

Section 3 of the North Woodside Subdivision, 2201 – 2233 Luzerne Avenue, was evaluated for the National Register of Historic

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

 Reviewer, Office of Preservation Services

 Date

 Reviewer, National Register Program

 Date

Places in 2002 and was recommended not eligible for listing due to its lack of architectural significance and integrity. The integrity of the district was diminished by the cumulative effect of relatively minor additions to the majority of houses in the neighborhood (Slater 2002). The Maryland Historical Trust concurred with this recommendation in November 2002.

JMA expanded the boundaries of this resource to include the entire subdivision of North Woodside. While developed in discrete sections from 1925-1951, North Woodside shows the changes in suburban architecture for the Washington metro area from the post-World War I to post-World War II era. JMA also recommends this resource as not eligible for listing in the Maryland Inventory of Historic Places and the National Register of Historic Places. This subdivision is not an excellent example of mid-twentieth century suburban development in the Washington metropolitan area. Architecturally, the dwellings, both individually and collectively, have undergone too many alterations and modifications to be considered outstanding for their period of construction. Overall, this district lacks integrity of design, materials, workmanship, and feeling.

References cited:

Montgomery County Land Survey, Subdivision, and Condominium Plats

1925-1962 Montgomery County Land Survey, Subdivision, and Condominium Plats. On file at the Montgomery County Circuit Court.

http://plato.mdarchives.state.md.us/msa/stagser/s1500/s1529/cfm/dsp_plats.cfm?county=mo. Accessed 27 January 2012.

Slater, Margaret

2002 Maryland Historical Trust, Determination of Eligibility Form: North Woodside Subdivision, Section 3. Prepared September 4, 2002. Determination made November 7, 2002. On file at the Maryland Historical Trust Library, Crownsville, Maryland.

Washington Post

1926 "A Suburban Environment With The City's Convenience" Washington Post. 28 March: R8.

1929 "Suburban Home \$11,950." Washington Post. 9 June: R6.

1938 "Fine Material Emphasized by Schneider." Washington Post 12 June: R2.

1951 "North Woodside, Silver Spring, Maryland." Washington Post. 23 September: R17.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

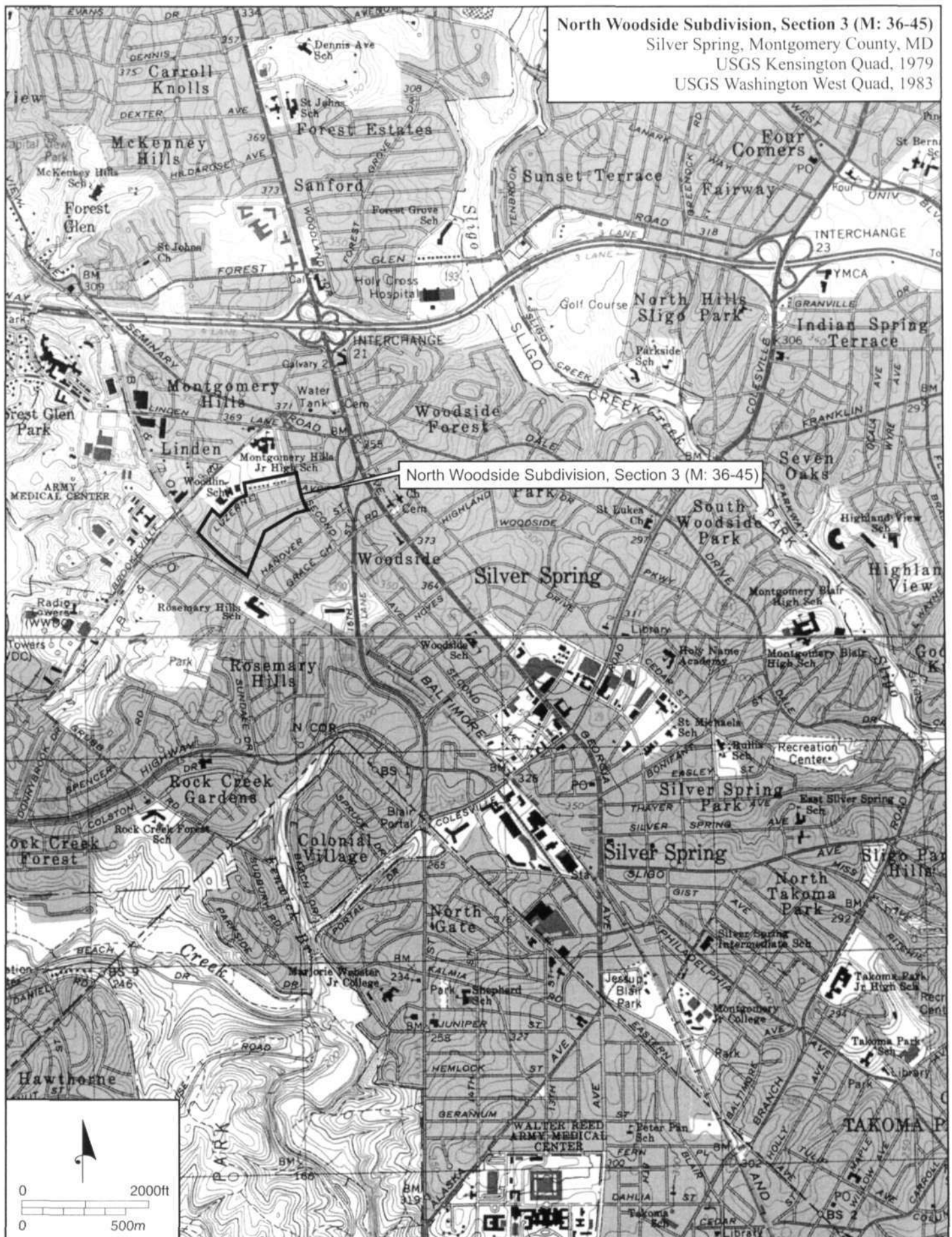
Eligibility not recommended _____

Criteria: _____ A _____ B _____ C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

North Woodside Subdivision, Section 3 (M: 36-45)
Silver Spring, Montgomery County, MD
USGS Kensington Quad, 1979
USGS Washington West Quad, 1983



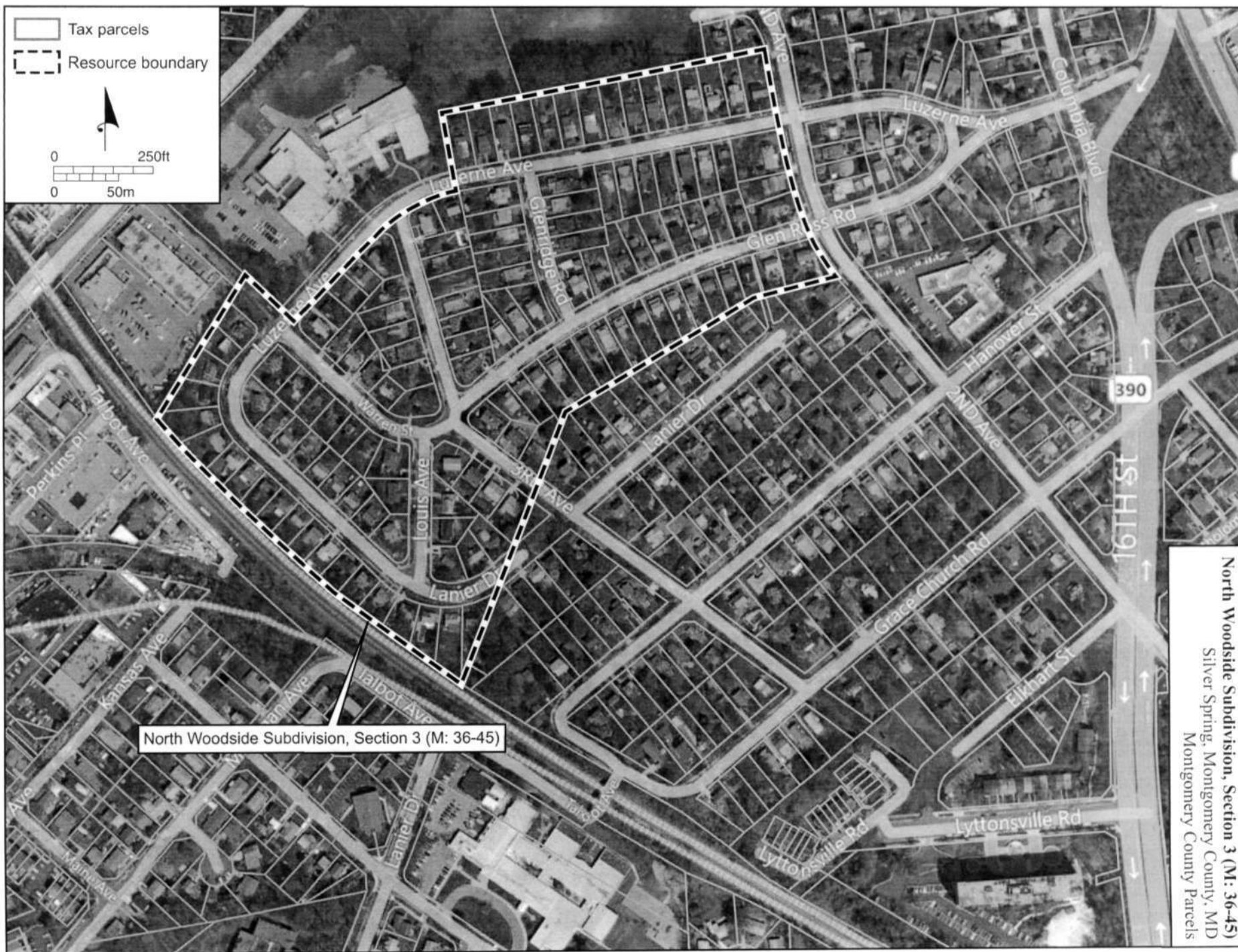


Photo Log for

M: 36-45, North Woodside Subdivision, Section 3

Image File Name	Description of the view
M; 36-45_2011-12-01_01	View of the intersection of Glen Ross and Glenridge Roads; view toward northwest.
M; 36-45_2011-12-01_02	West side of Warren Street; view toward southwest.
M; 36-45_2011-12-01_03	East side of Warren Street; view toward northeast.
M; 36-45_2011-12-01_04	East side of Louis Avenue, south of Luzerne Avenue; view toward southeast.
M; 36-45_2011-12-01_05	East side of Third Avenue, south of Glen Ross Road; view toward southeast.
M; 36-45_2011-12-01_06	South side of Luzerne Avenue, west of Second Avenue; view toward southwest.
M; 36-45_2011-05-26_07	Streetscape along 2200 block of Luzerne Avenue; view toward northwest.
M; 36-45_2011-05-26_08	Streetscape showing 2227, 2225, 2223, and 2221 Luzerne Avenue; view toward northwest.
M; 36-45_2011-05-26_09	Streetscape showing 2219 and 2217 Luzerne Avenue; view toward northwest.
M; 36-45_2011-05-26_10	Typical altered dwelling along Luzerne Avenue; view toward north.

Ink and Paper Combination used to create the prints:

HP Vivera ink on HP Premium Plus Paper

Brand, Make, and Dye type of the CD-R GOLD:

Falcon Pro CD-R, CD-R Falcon 24K Gold Archival



MI 30-45

North Woodside Subdivision, Section 3

Montgomery County, MD

J. Bunch

December 2011

MD SHPO

View of the intersection of Glen Ross and Glenridge
Roads; view toward northwest.

1/10

MI 30-45-2011-12-01-01



M: 36-45

North Woodside Subdivision, Section 3

Montgomery County, MD

J. Bunch

December 2011

MD SHPO

West side of Warren Street; view toward southwest.

2/10

M; 36-45 - 2011-12-01-02



M: 30-45

North Woodside Subdivision, Section 3
Montgomery County, MD

J. BUNCH

December 2011

MD SHPO

East side of Warren Street; view toward Northeast.

3/10

M: 30-45_2011-12-01_03



M: 30-45

North Woodside Subdivision, Section 3

Montgomery County, MD

J. Bunch

December 2011

MD SHPO

East side of Louis Avenue, south of Luzerne
Avenue; view toward southeast.

4/10

M: 30-45_2011-12-01_04



M: 30-45

North Woodside Subdivision, Section 3
Montgomery County, MD

J. Bunch

December 2011

MD SAPO

East side of Third Avenue, south of Glen Ross Road;
view toward southeast.

S/10

M: 30-45-2011-12-01-05



M: 30-45

North Woodside Subdivision, Section 3
Montgomery County, MD

J. Bunch

December 2011

MD SHPO

South Side of Luzerne Avenue, west of Second
Avenue; view toward southwest.

6/10

M: 30-45-2011-12-01-06



M: 30-45

North Woodside Subdivision, Section 3
Montgomery County, MD

C. Clark

May 2011

MD SHPO

Streetscape along 2200 block of Luzerne Avenue;
view toward Northwest.

7/10

M: 30-45-2011-05-24-07



M: 36-45

North Woodside Subdivision, Section 3

Montgomery County, MD

C. Clark

May 2011

MD SHPO

Streetscape showing 2221, 2225, 2223, and
2221 Luzerne Avenue; view toward northwest.

8/10

M: 36-45 - 2011-05-26-08



M: 300-45

North Woodside Subdivision, Section 3

Montgomery County, MD

C. Clark

May 2011

MD STPO

Streetscape showing 2219 and 2217 Luzerne
Avenue; view toward northwest.

9/10

M: 300-45-2011-05-26-09



M: 30-45

North Woodside Subdivision, Section 3

Montgomery County, MD

C. Clark

May 2011

MD SHPO

Typical altered dwelling along Luzerne Avenue,
view toward North.

10/10

M: 30-45-2011-05-20-10

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐
no ☒

Property Name: North Woodside Subdivision, Section 3 Inventory Number: M: 36-45
Address: 2201 - 2233 Luzerne Avenue City: Silver Spring Zip Code: 20910
County: Maryland USGS Topographic Map: Kensington
Owner: Multiple Is the property being evaluated a district? X yes
Tax Parcel Number: Multiple Tax Map Number: JP11 Tax Account ID Number: Multiple
Project: Purple Line, Bethesda to Silver Spring Segment Agency: Maryland Transit Administration
Site visit by MHT staff: X no ☐ yes Name: _____ Date: _____
Is the property is located within a historic district? ☐ yes X no

If the property is within a district District Inventory Number: _____
NR-listed district ☐ yes Eligible district ☐ yes Name of District: _____
Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible ☐ yes X no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:
1931 and 1941 Atlas of Montgomery County, Sanborn Fire Insurance Maps

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The 2200 block of Luzerne Avenue, which backs up to the CSX railroad line, was developed after World War II and before 1951 when it appears on a Sanborn Fire Insurance map. This street was the last to be developed in the subdivision, likely due to its close proximity to the railroad, making it a less desirable location. The housing on the street is built on variations of the same plan and was most assuredly built by a single developer. Other housing in the neighborhood was built prior to 1941. The housing in the 2200 block of Luzerne Avenue is much simpler than the housing in the rest of the neighborhood.

When built, the modest, square plan houses were 1.5 stories in height. The wood frame houses were sheathed in weatherboard siding and had gabled roofs. The entrances were originally on the side, rather than the front elevation. Alterations obscure the character-defining features of many of the structures. Several have new siding, replacement windows, and additions.

The structures lack architectural significance and integrity, the latter due to the substantial alterations. This area is not significant within the historical development of suburbs in Montgomery County. It is not an excellent example of suburban-type development from this era and its architecture does not represent significant building types within the suburbs.

Prepared by: Margaret Slater, Parsons Brinckerhoff Date Prepared: 9/4/2002

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended X
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

MHT Comments Lacks integrity as a result of the cumulative effect of multiple otherwise minor alterations to majority of houses

Andrew Lewis
Reviewer, Office of Preservation Services

11/07/02
Date

Realty
Reviewer, NR Program

11/25/02
Date

200203850

NR-ELIGIBILITY REVIEW FORM

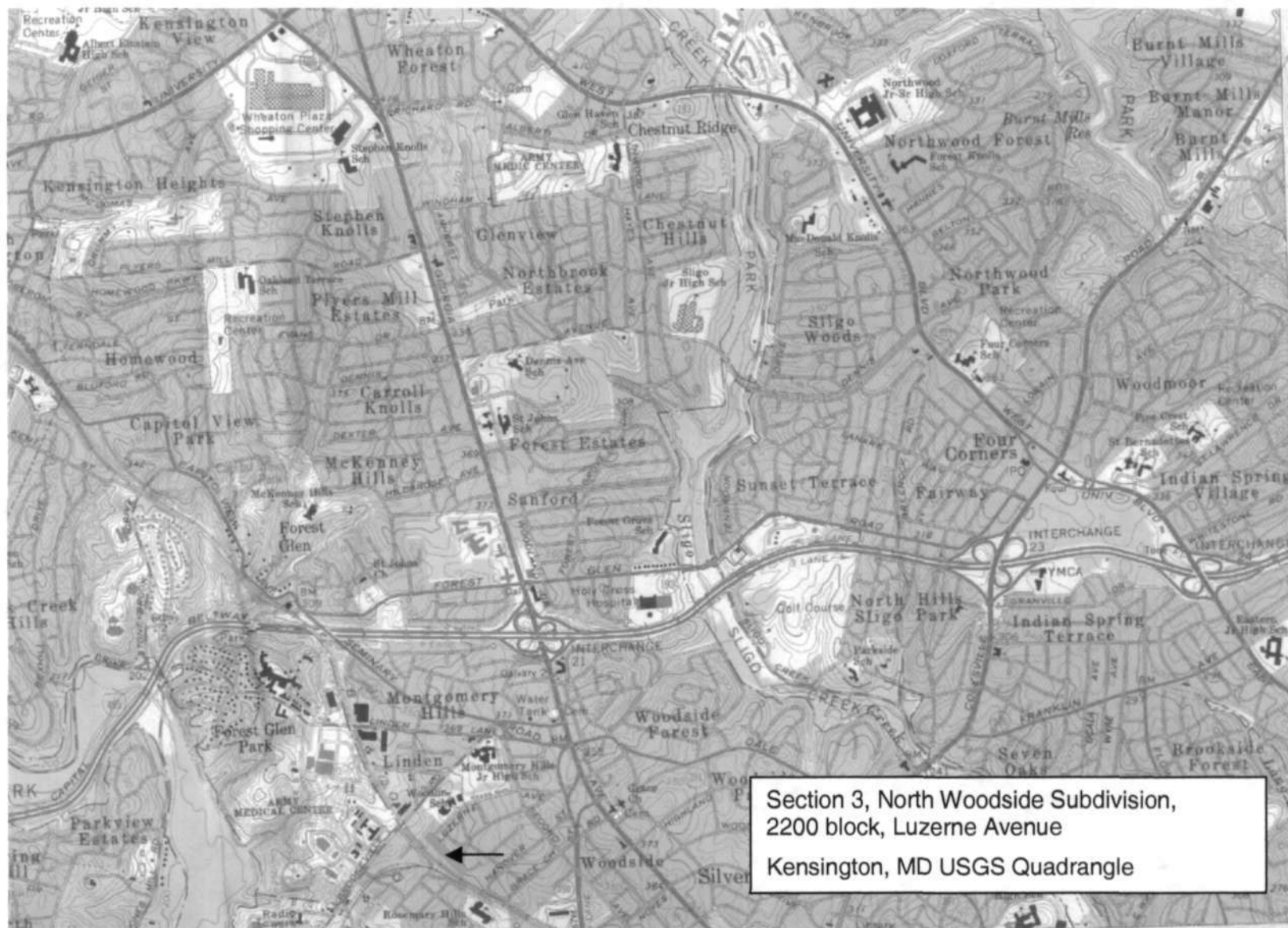
M:36-45

Newdale Road Apartments

Page 2

Prepared by: Margaret Slater, Parsons Brinckerhoff

Date Prepared: 9/4/2002



H: 36-45





